

FILED
6/5/25 3:17 pm
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U.S. BANKRUPTCY
COURT - WDPA

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE)	
)	
Donna L. Streiff,)	Case No. 22-22034 GLT
<i>Debtor</i>)	Chapter 13
)	Docket No 61
Donna L. Streiff,)	
<i>Movant</i>)	
)	
Vs.)	
)	
Ronda J. Winnecour, Chapter 13 Trustee,)	
<i>Respondent</i>)	

**CONSENT ORDER ALLOWING ENCUMBRANCE OF REAL PROPERTY AND
DIRECTING PARTIAL AMOUNT OF LOAN PROCEEDS TO BE PAID TO THE
CHAPTER 13 TRUSTEE**

AND NOW, this 5th day of June, 2025 upon consideration
of the *Debtor's Motion for Approval of Encumbrance of Real Property* ("Motion"), and upon
consent of the parties, it is **ORDERED, ADJUDGED** and **DECREED** as follows:

1. The Debtor is permitted to co-sign and allow a mortgage loan encumbering her real property located at 22 Spring Street, Etna, PA 15223 ("Real Property") in an amount up to \$65,000.00 as described in the Motion.
2. This Order grants the Debtor the ability to sign the mortgage document securing the loan to the Real Property but not to act as a co-borrow on the loan and a co-debtor on the note secured by the mortgage.
3. At closing on loan, funds in the amount of \$23,000.00 from the proceeds of the loan shall be made out and directly remitted to "Ronda J. Winnecour, Ch. 13 Trustee. P. O. Box 84051, Chicago, IL 60689-4002" and shall identify thereon the Bankruptcy Case No. 22-22034 GLT and the name of the Debtor.

4. The funds to be paid to the Chapter 13 Trustee are expected to be in an amount sufficient to complete the Debtor's confirmed Chapter 13 Plan and pay all general unsecured creditors 100% of their allowed claims, provided, however, case completion is subject to final audit. In the event of a shortfall the Debtor shall pay in an amount sufficient to complete. Any surplus will be refunded.

CONSENTED TO BY:

/s/ Christopher M. Frye
Christopher M. Frye, Esquire
Attorney for the Debtor(s)
STEIDL & STEINBERG
Koppers Building, Suite 322
436 Seventh Avenue
Pittsburgh, PA 15219
(412) 391-8000
chris.frye@steidl-steinberg.com
PA I. D. No. 208402

/s/ Owen W. Katz
Owen W. Katz, Esquire
Attorney for the Chapter 13 Trustee
US Steel Tower, Suite 3250
600 Grant Street
Pittsburgh, PA 15219
(412) 471-5566
okatz@chapte13trusteewdpa.com
PA I. D. No. 36473

SO ORDERED this 5th day of June 2025:



Gregory J. Taddonio ^{hct}
Chief United States Bankruptcy Judge

In re:
Donna L. Streiff
Debtor

Case No. 22-22034-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Jun 05, 2025

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 07, 2025:

Recip ID	Recipient Name and Address
db	+ Donna L. Streiff, 22 Spring Street, Pittsburgh, PA 15223-1927

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 07, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 5, 2025 at the address(es) listed below:

Name	Email Address
Christopher M. Frye	on behalf of Plaintiff Donna L. Streiff chris.frye@steidl-steinberg.com julie.steidl@steidl-steinberg.com;todd@steidl-steinberg.com;r53037@notify.bestcase.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;bwilhelm@steidl-steinberg.com
Christopher M. Frye	on behalf of Debtor Donna L. Streiff chris.frye@steidl-steinberg.com julie.steidl@steidl-steinberg.com;todd@steidl-steinberg.com;r53037@notify.bestcase.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;bwilhelm@steidl-steinberg.com
Denise Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. dcarlon@kmlawgroup.com
Denise Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans dcarlon@kmlawgroup.com
Jeffrey R. Hunt	on behalf of Creditor County of Allegheny jhunt@grblaw.com

District/off: 0315-2

User: auto

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Form ID: pdf900

Total Noticed: 1

Lauren Moyer

on behalf of Creditor Select Portfolio Servicing Inc. as servicer for U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Back bkecf@friedmanvartolo.com, bankruptcy@friedmanvartolo.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Robert Shearer

on behalf of Defendant U.S. Bank Trust Company rshearer@raslg.com

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

TOTAL: 9